

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210
TUESDAY August 27, 2019

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

Commissioners: Chairman Sailer
 Vice Chairman Jacobs
 Commissioner Helmar
 Commissioner Garza
 Commissioner Pruitt

Staff: Community Development Director, Sean Brewer
 City Clerk, Shannon Jensen

PUBLIC COMMENT

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

Mrs. Mary Jones expressed concern with the block wall that was put up on Mr. Rito Gutierrez's property on Valley Street. It is an eye sore. Quite a big deal was made about the wall with regard to the zoning. There is a piece of rebar sticking out of it and no plants have been planted as required. Three years have passed and there has been no enforcement to the zoning code requirements.

INFORMATION/CONSENT CALENDAR

None

PUBLIC HEARINGS

None

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Coalinga Planning and Zoning Code 5-Year Review Update (on-going)

Community Development Director Sean Brewer gave a brief overview of the item, specifying that it has been five years since the last update. It is important to review the planning and zoning code periodically to ensure it is accomplishing what the City intended as it relates to development through its zoning regulations.

Commissioner Helmar, referencing (a)(11) and (12) of Section 9-1.101 – Objectives of the Zoning Ordinance, asked if something should be added for both odor and light pollution?

Mr. Brewer stated the Commission could add it, this would be a good place to put that information.

Commissioner Helmar commented on how odor had become a concern for residents when cannabis was approved.

Vice Chairman Jacobs, referencing (a) of Section 9-1.101 – Objectives of the Zoning Ordinance, "...adopted to protect and promote the public health, safety and general welfare of the community..." asked if it should also include language about protecting property values?

Mr. Brewer believes the statement implies that protection, but the Commission could add something if they so choose.

Vice Chairman Jacobs requested a statement like, "protect property value through proper zoning" be added.

Commissioner Helmar, referencing (a)(7) of Section 9-1.102 – Guiding Principles, asked if the population targets were still realistic or do the numbers need to be updated?

Mr. Brewer commented that it will be interesting to find out with the census coming up. He suggested we amend the language, so we are not referencing specific numbers and instead just say "future growth".

Commissioner Helmar, referencing (b)(2) of Section 9-1.102 – Sustainability, asked if language should be added for bicycles?

Mr. Brewer suggested amending the language by swapping out walkable for multimodal.

Commissioner Helmar, referencing (f) of Section 9-1.104 – Interpretation, commented that the words looked like they were cut off along the right margin.

Mr. Brewer said yes, I believe it is just on the printout. After the word Zoning on the first line, it should say Ordinance and after Community Development on the second line, it should have the word Director.

Commissioner Helmar, referencing the definition for Dwelling Unit, asked why it would say, "one and only one kitchen"?

Mr. Brewer said that's a good question. A lot of these definitions are consistent with the State's definitions.

Mr. Brewer believes the intent is to not create multiple units out of a single-family home.

Chairman Sailer commented that he knows an Indian doctor who has two kitchens because of the spices that Indians use. The second kitchen has its own air and ventilation system so his whole house doesn't smell like the strong spices he uses when he cooks.

Commissioner Helmar commented about a person having two workable kitchens because of a gluten allergy. She is concerned that the narrow definition could limit someone.

Mr. Brewer stated we would have to tread lightly if we receive a request like that as the intent is not to allow multiple families to reside in a single-family home.

Chapter 2, Article 1 – Open Space/Conservation and Agriculture Districts.

Mr. Brewer explained the open space/conservation and agriculture district areas are primarily north of Granite Construction such as the area where West Hills College is farming, along the creek corridors and the proposed golf course development at the old school farm that never came to fruition. However, you may recall several years ago the City passed an ordinance allowing agricultural activities to continue on vacant lands pending development.

Commissioner Pruitt asked how that would affect Next Green Wave wanting to eventually construct a greenhouse.

Mr. Brewer indicated that would be an indoor greenhouse similar to what they have right now.

Vice Chairman Jacobs asked if any of the Commission's decisions regarding the zoning code could help stop the homeless camping in the creek bed?

Mr. Brewer stated the City's hands are tied when it comes to the issue of homelessness.

Commissioner Helmar, referencing Section 9-2.101 (b)(1)a, asked if the Commission should include language for wildfire suppression and prevention?

Mr. Brewer indicated it could be added.

Commissioner Helmar, referencing Section 9.2.101 (b)(1)c, asked if the Commission should include language for dog boarding?

Mr. Brewer indicated he would want to review the general plan first but believes it could be added. I will make a note for adding dog boarding/breeding and other domesticated animals.

Commissioner Pruitt mentioned people who do chickens.

Mr. Brewer indicated chickens would fall under limited agricultural use.

Commissioner Helmar, referencing Residential Care Facilities under the Land Use Regulation tables, asked if "yes" is marked under AG because it is required by law?

Mr. Brewer said no, not necessarily. If we were to receive a request like that, it would still be required to go thorough all the development regulations.

Commissioner Helmar, referencing Recreation Areas under the Land Use Regulation tables, asked if the Commission should include language for dog parks here?

Mr. Brewer indicated the langue could be added.

Commissioner Helmar requested language for boarding/breeding and training dogs be added to the Commercial Uses section of the Land Use Regulation tables.

Commissioner Helmar, referencing Mushroom Farms for commercial purposes for Agricultural and Extractive Uses under the Land Use Regulation tables, asked why it would be specifically separated?

Mr. Brewer wasn't sure why Mushrooms would be singled-out from other crops, stating it may not be considered crop cultivation.

Commissioner Helmar, referencing the definition for Foster Group Home, stated most of these kids are not orphaned, but instead are wards of the court, or kids in foster care.

Mr. Brewer indicated he would look at updating the language.

Commissioner Helmar asked if cannabis should be added to the section for Crop Cultivation?

Mr. Brewer indicated that you cannot have commercial cultivation of cannabis in residential areas.

Commissioner Helmar stated she just wasn't sure if flower or vegetable covered cannabis.

Mr. Brewer stated we have a separate regulation for growing for personal use.

Commissioner Helmar asked where the Development Regulations originated from?

Mr. Brewer said he wasn't sure, but the numbers are based on density.

Commissioner Helmar, referencing Pedestrian Connections, asked about the width requirement stating, "may require". This is the only one that includes "may", all the others say "shall".

Mr. Brewer indicated it is a "may" because this is in reference to cul-de-sacs or dead-end streets and the way they could be connected. It "may" occur if one of these issues were to come up.

DEPARTMENT REPORTS

Mr. Brewer announced the block wall on the Valley Street property has been approved. It includes landscaping with decomposed granite.

COMMUNICATIONS

1. Staff Announcements

The next meeting will be held on September 10, 2019 which will include request for a site plan extension for Family Dollar.

The Police Chief will have an item to update the ordinance regarding the security requirement for cannabis businesses from 24-hours to business hours. It has been a financial burden for the businesses and the Chief believes the reduction is reasonable since we have had no call for services.

2. Commissioner Announcements

None

3. Chairman Announcements

Chairman Sailer announced he may miss both meetings in September due to conflicts with his work schedule.

ADJOURN 7:18PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date